

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

October 3, 2017

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, L. Wood, D. Warren, A. Riegler

MEMBERS ABSENT: S. Radtke, K. Panozzo

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: B. Stanton, 207 Fulton St, Grand Haven; S. Matthews for 1771 Jefferson

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of September 5, 2017 was made by J. Hilt supported by S. Kroes and unanimously approved.

NEW BUSINESS

Case 2017-17 – 534 W. Webster – Fence. Applicant: 534 W. Webster LLC. District: National Register. Current Function: Residential. The applicant is seeking approval to install a 6-foot tall wood stockade privacy fence around the back yard of the property. Photos and a site plan were provided, showing the location of the fence, all of which was in the back yard.

B. Stanton stated that that the fence would be similar to the one next door to this house, but it would not be painted.

A motion that the HDC approve the request to install the fence as proposed as long as it meets all zoning requirements and the necessary permits are obtained was made by D. Warren, supported by A. Riegler and unanimously approved, with J. Hilt, S. Kroes, L. Wood, D. Warren, and A. Riegler voting aye.

Case 2017-18 – 1771 Jefferson – Garage. Applicant: Meri Williams. District: Jefferson. Current Function: Residential. The applicant is seeking approval to demolish the existing garage and foundation (per the building inspector) and construct a new 16-x 20-foot garage and foundation in its place. The homeowner would like the new garage to be smaller, with one 8' x 7' overhead garage door and one service door. The current garage has two overhead doors. The new garage will match the existing vinyl siding and shingled roof of the house. Photos of the current garage were provided, showing extensive damage.

Board members discussed the HDC standards and whether the new garage had to be the same size as the old one, despite it being a secondary structure. S. Matthews was the contractor. He stated that they would also like to change the garage roofline so that snow didn't slide off the sloped roof

onto the driveway. A. Riegler was opposed to major changes in the garage, as she stated that it would substantially change the look of the property.

After further discussion, a motion that the HDC approve the request to demolish the exiting garage and construct a new garage, with the conditions that 1) the new garage has the same footprint as the old garage, 2) the new garage has 2 overhead doors like the old garage, 3) the roofline matches the old garage, and 4) that all zoning requirements and the necessary permits are obtained, was made by D. Warren, supported by J. Hilt and unanimously approved, with J. Hilt, S. Kroes, L. Wood, D. Warren, and A. Riegler voting aye.

OLD BUSINESS

None

OTHER BUSINESS

Work done without HDC approval– J. Pesch stated that the City's Inspection Department had mistakenly issued building permits to do exterior work at 2 locations without HDC approval. He provided pictures of a 2nd story porch railing that was being replaced at 1173 4th St . There was also a front door that was replaced at 34 E Isabella Ave. He stated that once a building permit was issued, there was not much the HDC could do to stop work. J. Hilt suggested sending a letter to the homeowners to let them know for future reference that HDC approval is required for exterior improvements. D. Warren suggested that the HDC also send a letter to the building inspection department about issuing permits without HDC approval.

There being no further business, the meeting was adjourned at 4:44 PM.